

**Washington County Land Use Authority Meeting
June 10, 2014**

The Washington County Land Use Authority Meeting was held Tuesday, June 10, 2014 in the Council Chambers of the Washington County Administration Building located at 197 E. Tabernacle, St. George, UT. The meeting was convened by Chairman Doug Wilson at 1:37 p.m. He led the Pledge of Allegiance after which, he explained meeting protocol.

Commissioners present: JoAnn Balen, Deborah Christopher, and Dave Everett.

Excused: Kim Ford, Rick Jones, and Mike Stucki.

Staff present: Scott Messel, Planning & Zoning Administrator; Eric Clark, Deputy County Attorney; Stephen Vincent, County Attorney Intern; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Doreen Bowers-Irons, Planning Secretary; Kim Hafen, County Clerk; Dean Cox County Administrator.

I. CONDITIONAL USE PERMIT. Review of request for an extension of accessory building height from 25' to approximately 27'. Located at 540 North Main Street, Gunlock Utah. Zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size); Applicant: Alfred Nelson.

Mr. Messel reported Alfred Nelson, the owner of Parcel 8102-A-NW, submitted application for a building permit to construct a 6,240 square foot accessory building on his property. The parcel is 4.5 acres in size. The metal skin building was designed by Cleary Building Corp. in order to accommodate the 14' tall garage doors needed for Mr. Nelson's motor home, requires the building to exceed the 25' maximum height allowed for an accessory dwelling by approximately 1'8". Mr. Nelson applied for a variance, which was properly noticed. A public hearing was held during the May 6, 2014 Land Use Authority Staff Meeting. Due to the very specific requirements outlined in State Code regarding variances, Staff was not able to grant the request. Washington County Code 10-13-12 allows exceptions to the height requirement to be approved as a conditional use permit, which is what Mr. Nelson is requesting. The accessory building is required to meet the setback requirements of the R-1-10 (Single Family Residential 10,000 square foot minimum lot size) zone.

District	Area	Width	Front	Side	Rear
R-1-10	10,000 sq. ft.	80'	25'	10'	10'
R-1-12	12,000 sq. ft.	80'	25'	10'	10'

Recommendation:

The Planning Commission may recommend approval of the conditional use for an accessory building based on the following findings:

1. The proposal is in harmony with the character and intent of the R-1-10 (Single Family Residential 10,000 square foot minimum lot size) zone.
2. Any reasonable anticipated detrimental effects of the proposal have been mitigated (Washington County Code 10-18-6).
3. The conditional use was properly noticed.

Staff and the commission discussed the layout of the property, the location of the river and the floodplain. It was pointed out that the property had some flooding in the past. Commissioner Balen

stated she could see why the applicant wanted the placement of the garage towards the front and not further to the rear in the event of future flooding and the natural slope of the property.

Richard Pabon reported they have done everything they could to reduce the height of the building but because of the size and materials of the structure in order for it to meet codes they are not able to do so. He explained the construction and materials to be used. The roof would have a 4/12 pitch. He showed the location of the building on the property. The applicant is looking to construct a building to house his large recreational vehicle so the walls and door opening are 14' in height and in order to accommodate that height, the peak of the roof would exceed the 25' by 1'8". He asked the commission to approve the request in order for them to get started on the project.

Commissioner Everett stated a concern he sees is with the height size interfering with the neighbors "line of site" for television reception and other such things.

Gary Bringhurst stated he lives next to the subject property. He claimed that during the public hearing, a number of residents submitted letters because they were unable to attend. The letters were in opposition of the request as they believed the building should have been set further back on the lot. He spoke about the lot and the proposed building pad being higher than the surrounding lots.

A short discussion on the height of the pad took place it was pointed out that the building would be measured from the ground to the point of the roof. It would make no difference how high the pad is because the building would sit on the pad. The pad was elevated in the rear and along the side to account for the slope of the lot to the back property line.

Mr. Vincent stated due to State Law a variance to the height is not an option as it does not meet the criteria for variance approval. However a conditional use permit could be granted for the height.

The Commission and Mr. Bringhurst discussed the layout of the property and relation to the river in the back and his home. The height of the pad was also discussed where Mr. Bringhurst thought the height of the pad should be taken into consideration with the height of the building. A short discussion on past flooding of the area occurred.

Mr. Gardner stated because the building is so large that is why the pad is high on the outside but they are level with the street. It was built out with the slope. It is still at the same height, it is higher to the neighbor's side in relation to their property.

Mr. Pabon explained why the pad was lifted and constructed to mitigate drainage from the road to the back of the property. There is a drainage ditch that runs along the side and they did not want the water to wash back. There is piping to move the water around but they wanted to ensure that the pad would not be washed away.

Commissioner Everett stated his concern with approving this is that it would be going against the ordinance.

Commissioner Balen stated she felt the slope of the ground should be taken into consideration to prevent flooding and the building safety. It was her opinion that the building would be in harmony and character of the area.

Commissioner Christopher stated her concerns were that the building could be constructed within the ordinance guidelines.

After a lengthy discussion regarding the property, aesthetics, setbacks, zoning, height of the building, opposition from the neighbors and their concerns, the ordinances, and findings, Chairman Wilson called for a motion.

MOTION: Commissioner Balen **MOVED** to grant the conditional use permit for an extension of accessory building height from 25' to approximately 27'. Located at 540 North Main Street in Gunlock. Zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size); Applicant: Alfred Nelson, as requested. The motion died for lack of a **SECONDED**.

MOTION: Commissioner Everett **MOVED** to table approval of the conditional use permit for an extension of accessory building height from 25' to approximately 27'. Located at 540 North Main Street in Gunlock. Zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size); Applicant: Alfred Nelson, until the absent planning members were present and able to review the request. The motion died for lack of a **SECONDED**.

Commissioner Christopher stated when you can build a building within the parameters of the ordinance, then come up with reasons why you need to go higher with the pitch; she had a hard time looking at the reasons as valid reasons. She commented on maybe tabling the item as suggested.

Commissioner Balen stated they were still looking at the fact that it has to accommodate the 14' doors. She then asked the applicant if they could accommodate the 14' doors in a building that would meet the maximum height of 25'. Mr. Pabon answered it was possible but could be costly to the customer because additional materials would be required.

Commissioner Christopher reiterated if the structure could be built within the ordinance then it should be. Cost is not considered a valid factor as a reason. Everything that was discussed is legitimate but not legitimate enough to not build according to the ordinance.

Commissioner Balen commented we are just talking about a foot is that correct. Mr. Messel answered one foot eight inches. If the building could be adjusted it would still be one foot over the maximum height.

Additional discussion regarding the construction of the building, the materials, and height occurred.

MOTION: Commissioner Christopher **MOVED** to deny approval of the conditional use permit for an extension of accessory building height from 25' to approximately 27'. Located at 540 North Main Street in Gunlock. Zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size); Applicant: Alfred Nelson. Commissioner Everett **SECONDED**. Commissioners Christopher and Everett voted in favor; Commissioner Balen voted nay; Chairman Wilson voted yea. The motion carried.

II. PUBLIC HEARING/AMENDED PLAT. Review of Harmony Heights Subdivision Amended Plat combining Lot 23 and Lot 24 into one lot. Located at 1113 South 500 East (Harmony Heights Road) near New Harmony. Zoned RE-2.5 (Residential Estate 2.5 acre minimum lot size); Applicant: Daniel Powers.

Mr. Messel reported Daniel Powers is the owner of parcels HH-23-NS and HH-24-NS, which are lots 23 and 24 of Harmony Heights Subdivision located near New Harmony. Mr. Powers wishes to construct an addition to his home, located on Lot 23. However, the addition would be on the existing property line between the two lots. The amended plat also moves the 20' utility easement from the middle of the proposed lot, to the south property line.

Recommendation:

Staff has reviewed the proposed amended plat and recommends that the Planning Commission recommend approval based on the following findings:

1. The proposed amended plat is consistent with the General Plan.
2. The amended plat does not negatively impact the neighboring property owners in the Harmony Heights Subdivision.
3. The plat meets the requirements of the RE-2.5 (Residential Estate 2.5 acre minimum lot size) zone.
4. The request meets the applicable County Codes.
5. The public hearing for the amended plat was properly noticed.

MOTION: Commissioner Everett MOVED to open the Public Hearing. Commissioner Christopher SECONDED. Motion carried with all three (3) Commissioners voting in favor.

Daniel Powers explained he wants to combine the lots as he is going to do a remodel and build a greenhouse that would go over the existing property line. The Architectural Review Committee has looked at the plans and approved them.

There were no additional comments made on this item.

MOTION: Commissioner Everett MOVED to close the Public Hearing. Commissioner Christopher SECONDED. Motion carried with all three (3) Commissioners voting in favor.

Commissioner Everett had a question on the septic system allowance for the second lot. It was determined the septic system allowance would most likely become available to another lot.

A short discussion regarding the amended plat signature information and the existing easement that will be relocated for the property occurred.

The findings were discussed and an additional finding indicating there was no opposition to the request was added.

Chairman Wilson then called for a motion.

Motion: Commissioner Balen MOVED to recommend the County Commission approve the Harmony Heights Subdivision Amended Plat combining Lot 23 and Lot 24 into one lot. Located at 1113 South 500 East (Harmony Heights Road) near New Harmony. Zoned RE-2.5 (Residential Estate 2.5 acre minimum lot size); Applicant: Daniel Powers based on the following findings:

1. The proposed amended plat is consistent with the General Plan.
2. The amended plat does not negatively impact the neighboring property owners in the Harmony Heights Subdivision.

3. The plat meets the requirements of the RE-2.5 (Residential Estate 2.5 acre minimum lot size) zone.
4. The request meets the applicable county codes.
5. The public hearing for the amended plat was properly noticed.
6. There were no comments pro or against the amended plat during the public hearing.

Commissioner Christopher SECONDED. Chairman Wilson called for a discussion on the motion. There being none, he called for a vote. The motion carried with all three (3) Commissioners voting in favor.

III. ZONE CHANGE REQUEST. Review request to rezone Parcel 7236-A-7-SW from OST-20 (Open Space Transition 20 acres minimum lot size) to RE-40 (Residential Estate 40,000 square foot lot size). The parcel is 13.36 acres of land located in Diamond Valley Acres Phase 2, on Gates Lane Diamond Valley; Applicants: Monty Bundy/Kelly Gates.

Mr. Messel reported this item was on the May 13, 2014 Planning Commission Meeting Agenda, but was tabled after the public hearing was held, because the applicant was not present. There was no public comment during the public hearing, but an objection letter was delivered to the Planning Department. A copy of that letter is attached to staff's report. A zone change application was submitted to the Planning Department requesting to rezone Parcel 7236A-7-SW from OST-20 (Open Space Transition 20 acres minimum lot size) to RE-40 (Residential Estate 40,000 square foot lot size). The parcel is 13.36 acres. The adjacent Diamond Ridge Estates and Diamond Valley Acres subdivisions are zoned RE-40

Recommendation:

The Planning Commission may recommend approval of the proposed zone change based on the following findings:

1. The proposed RE-40 (Residential Estate 40,000 square foot minimum lot size) zone is consistent with adjacent parcels and subdivisions.
2. The proposal is consistent with the General Plan.
3. The zone change and public hearing was properly noticed.

Chairman Wilson reported this item was before the commission last month. There was no representation by the applicant but the public hearing was still held. There were no comments pro or against. However, a letter was received indicating opposition if a subdivision was going to be created.

Chairman Wilson asked if the road accessing the property met county standards. He pointed out there was only one access point. Mr. Messel answered it would be ok unless a subdivision was proposed. Then they would be required to have two access points. The applicant wants to build a single home on the property.

A discussion regarding a subdivision on the property took place. Mr. Messel reiterated the applicant's intent is for one home only.

Travis Sanders, of Bush and Gudgeon representing the applicants stated everything that was discussed is accurate. The applicant's intent is to build only one home on the property. No subdivision is planned for the property.

Commissioner Balen stated the only question she had was if the zone change is approved and we say one home is constructed, what if they decide they want more. Chairman Wilson answered at that point they would need to get a subdivision approval.

Mr. Edwards stated the proposed zoning sets it up that they can in the future subdivide the property but they would need to meet the ordinances and subdivision requirements. The zone change would give them the right to develop the property in the future. The commission can approve the property rezone to a different zone instead of the RE-40.0 zone if you are more comfortable with that.

A short discussion on the surrounding RE-40.0 zone occurred.

The commission discussed the suggested findings and added another one indicating the rezone allows the property to be useable by allowing a home to be built. Chairman Wilson then called for a motion.

MOTION: Commissioner Christopher **MOVED** to recommend the County Commission approve the request to rezone Parcel 7236-A-7-SW from OST-20 (Open Space Transition 20 acres minimum lot size) to RE-40 (Residential Estate 40,000 square foot lot size). The parcel is 13.36 acres of land located in Diamond Valley Acres Phase 2, on Gates Lane in Diamond Valley; Applicants: Monty Bundy/Kelly Gates based on the following findings:

1. The proposed RE-40 (Residential Estate 40,000 square foot minimum lot size) zone is consistent with adjacent parcels and subdivisions.
2. The proposed amended plat is consistent with the General Plan.
3. The amended plat and public hearing was properly noticed.
4. There were no comments pro or against the rezone request during the public hearing.
5. The rezone allows the property to be utilized in allowing a home to be built.

Commissioner Balen **SECONDED**. Chairman Wilson called for discussion on the motion. There being none, he called for a vote. The motion carried with all three (3) Commissioners voting in favor.

IV. PUBLIC HEARING/ZONE CHANGE REQUEST. The request is to rezone Parcel 3102-D-NS from A-20 (Agricultural 20 acre minimum lot size) to A-5 (Agricultural 5 acre minimum lot size). The parcel is approximately 9.75 acres of land located north of Harmony Heights Subdivision at approximately 1100 South 700 East in New Harmony; Applicants Thomas and Martha Steed.

Mr. Messel stated the Steed's are under contract to purchase Parcel 3102-D-NS, which is approximately 9.75 acres in New Harmony from Eric Bringham. The Steed's would like to build a single family dwelling on the property but are unable to because the parcel does not meet the minimum lot size requirement of the A-20 (Agricultural 20 acre minimum lot size) zone. Therefore, they are requesting a zone change to the A-5 (Agricultural 5 acre minimum lot size) zone.

Recommendation:

The Planning Commission may recommend approval of the proposed zone change based on the following findings:

1. The proposed A-5 (Agricultural 5 acre minimum lot size) zone is appropriate for this parcel.
2. The proposal is consistent with the General Plan.
3. The zone change and public hearing was properly noticed.

The commission discussed and clarified the current zoning of the area along with the existing smaller lots that surrounds the property. They also discussed was the zoning and future development of the area. Access to the property was clarified.

Chairman Wilson called for a motion to open the Public Hearing.

MOTION: Commissioner Everett MOVED to open the Public Hearing. Commissioner Christopher SECONDED. Motion carried with all three (3) Commissioners voting in favor.

Thomas Steed addressed the commission. He reported the access comes off of Thorley Lane, which is a legal 50' wide access.

Commissioner Balen asked about utilities to the property. Mr. Steed explained where the power would come into the property from. As for the water, they would either need to drill a well or trade their shares to New Harmony Heights Subdivision and run the water lines into the property.

Mr. Messel stated he had received a letter he wanted read into the record. The letter was from the owners of New Harmony Heights Lots 18 and 19 that border the property. They indicated they were not able to attend on the date and time of the hearing.

Dear Mr. Messel, It appears that the proposal is to form two lots from the 9.75 acre parcel so a single family dwelling could be built on each lot. If this is the proposal, we object to it because the triangular shape of the parcel would make it difficult to divide the parcel into two buildable lots that would significantly affect our property. If on the other hand, if the proposal is to rezone the property so that one single family dwelling would be developed on the parcel, we have no objection. Signed by, Arthur B. Hayes and Janet E., Hayes.

Mr. Messel said he spoke to the Hayes's on the phone and let them know the intent of the applicants at which point, they were not opposed to the rezone.

There were no comments made on this item.

MOTION: Commissioner Everett MOVED to close the Public Hearing. Commissioner Christopher SECONDED. Motion carried with all three (3) Commissioners voting in favor.

The commission discussed the findings and added there was no opposition to the request.

MOTION: Commissioner Balen MOVED to recommend that the County Commission approve the rezone request for parcel 3102-D-NS from A-20 (Agricultural 20 acre minimum lot size) zone to A-5 (Agricultural 5 acre minimum lot size) zone. The parcel is approximately 9.75 acres of land located north of Harmony Heights at approximately 1100 South 700 East in New Harmony; Applicant: Thomas and Martha Steed based on the following findings:

- 1. The proposed A-5 (Agricultural 5 acre minimum lot size) zone is appropriate for this parcel.**
- 2. The proposed amended plat is consistent with the General Plan.**
- 3. The amended plat and public hearing was properly noticed.**
- 4. There was no opposition to the rezone request.**

Commissioner Balen SECONDED. Chairman Wilson called for discussion on the motion. There being none he called for a vote. The motion carried with all three (3) Commissioners voting in favor.

V. ORDINANCE AMENDMENT. Consideration of amendment to Washington County Zoning Ordinances Title 10 concerning Recreational Vehicles.

Mr. Vincent reported this ordinance has been before the commission a couple of times in the past and they are at the point where it is ready to go to the county commission for adoption. He reported on the changes that were made based on the planning commission's recommendations.

The commission and staff reviewed and discussed the ordinance at some length. The conclusion was that this will clarify how, where, and when RVs can be utilized and for what length of time. It would also help with enforcement when violations are made. One of the problems it would address is people parking their RV's and living in them on a permanent basis. It would also help to keep properties from becoming an eyesore when the RV's are in major disrepair or abandoned.

MOTION: Commissioner Balen MOVED to recommend the County Commission approve and adopt the Ordinance Amendment to the Washington County Zoning Ordinance Title 10 concerning Recreational Vehicles, to become affective upon adoption by the County Commission. Commissioner Christopher SECONDED. Chairman Wilson called for discussion on the motion. There being none he called for a vote. The motion carried with all three (3) Commissioners voting in favor

VI. PUBLIC HEARING/ORDINANCE AMENDMENT. Consideration of amendment to Washington County Zoning Ordinances Title 10 regarding Accessory Dwellings and Guesthouse. Also, Creating Title 10, Chapter 26 HOME OCCUPATION, and amending applicable definitions. Also, amending Title 11 SUBDIVISION PROCEDURE, clarifying Land Use Authority and review process. Also, amending Title 10, Chapter 2, LAND USE AUTHORITY, clarifying powers of the Land Use Authority.

Mr. Messel and Mr. Vincent reported on individuals wanting to establish "Family Cemeteries". A discussion regarding family cemeteries and how they had been addressed in the past occurred.

They explained changes that were made to the proposed ordinances. The changes to Title 10 Accessory Dwellings and Guesthouse were to clarify the ordinance to update the definitions and zones accessory dwellings are allowed with a conditional use permit. He explained the difference between accessory dwellings and guesthouses.

The home occupation changes would address the types of uses and percentage of the area within the home that could be used for the business. The change will include minor and major home occupations and allow major home occupations use of the lot not just the home. There is also a provision in the new ordinance that addresses youth enterprises.

The subdivision procedure and Land Use Authority changes will clarify who the Land Use Authority is and the review process for subdivisions. This is more of a housekeeping item. Variances will come before the Land Use Authority/Planning Commission for approval.

The Commission and Staff discussed the proposed changes to the ordinances at length.

MOTION: Commissioner Everett MOVED to open the Public Hearing. Commissioner Balen SECONDED. Motion carried with all three (3) Commissioners voting in favor.

There were no comments made on these ordinance changes.

MOTION: Commissioner Balen MOVED to close the Public Hearing. Commissioner Christopher SECONDED. Motion carried with all three (3) Commissioners voting in favor.

Chairman Wilson addressed each item individually. The commission and staff then discussed each individual ordinance for approval. There was a short discussion on approving the items when the absent commissioners were in attendance.

MOTION: Commissioner Balen MOVED that the County Commission approve and adopt the amendments to Washington County Zoning Ordinances Title 10 regarding Accessory Dwellings and Guest house with the setbacks currently in place and with the discussed grammatical errors corrected. Commissioner Christopher SECONDED. Chairman Wilson called for discussion on the motion. There being none, he called for a vote. The motion carried with all three (3) Commissioners voting in favor.

MOTION: Commissioner Balen MOVED to table recommendation to the County Commission to approve and adopt the amendments to Washington County Zoning Ordinances Creating Title 10, Chapter 26 HOME OCCUPATION, and amending applicable definitions until the absent commission members are in attendance for their input. Commissioner Everett SECONDED. Chairman Wilson called for discussion on the motion. There being none, he called for a vote. The motion carried with all three (3) Commissioners voting in favor.

MOTION: Commissioner Balen MOVED that the County Commission approve and adopt the amendments to Washington County Zoning Ordinances amending Title 11 SUBDIVISION PRODEDURE, clarifying Land Use Authority and review process. Commissioner Christopher SECONDED. Chairman Wilson called for discussion on the motion. There being none, he called for a vote. The motion carried with all three (3) Commissioners voting in favor.

MOTION: Commissioner Balen MOVED that the County Commission approve and adopt the amendments to Washington County Zoning Ordinances amending Title 10, Chapter 2, LAND USE AUTHORITY, clarifying powers of the Land Use Authority with the deletion of numbers E & F in 10-2-2. Commissioner Christopher SECONDED. Chairman Wilson called for discussion on the motion. There being none, he called for a vote. The motion carried with all three (3) Commissioners voting in favor.

VII. FINAL PLAT. Review of Final Plat for Grassy Meadows Sky Ranch Phase 6A. Consisting of 3 lots located near Sky Ranch Subdivision near Hurricane. Zoned RA-1 (Residential Agricultural 1 acre minimum lot size requirement); Applicant: Fernwood LLC, Sky Ranch Phase 6 LLC/Reid Pope.

Mr. Messel reported in 2013, Parcel 3403-C-5, which is approximately 17 acres of property, was (de)annexed from Hurricane City to unincorporated Washington County and assigned the RA-1 (Residential Agricultural 1 acre minimum lot size requirement) zone. The Preliminary Plat for Grassy Meadows Sky Ranch Phase 6 containing 8 lots was approved. The lots range in size from 45,234 to 114,717 square feet. Application has now been submitted for final plat approval of Phase 6A, which consists of 3 of the 8 total lots approved with the preliminary plat. Lot 124 is 68,309 square feet; Lot 125 is 118,660 square feet; Lot 126 is 89,780 square feet. The roads, which belong to Hurricane City,

will be constructed to Hurricane City's Rural Roadway Street Standard. Those standards are less restrictive than the county's.

Final Plat Recommendation:

Staff has reviewed the proposed final plat and recommends that the Planning Commission approve the final plat based on the following findings and conditions:

1. The final plat is consistent with the approved preliminary plat.
2. The lots meet the minimum lot size requirement of the RA-1 1 (Residential Agricultural 1 acre minimum lot size requirement) zone.
3. The proposal is consistent with the type of residential development in the area.

Conditions:

1. The following items listed as correction on the construction drawing be resolved:
 - A. A drainage study be submitted to show calculations for the culvert sizes and describe how the drainage will work.
 - B. The sewer and waterline placement and spacing must meet county standard.
 - C. An additional easement is needed to fit the utility and drainage lines between Lot 55 and Lot 56 of Grassy Meadows Sky Ranch Phase 3.
 - D. Show the limits of paving and the thickness of the road base and asphalt to be installed.
 - E. Show the flow line of the proposed 15" culvert to be placed under the taxiway and the proposed slope of the pipe.
 - F. Show the sewer manhole at stations 16+77 to be a "proposed manhole" not a "future manhole" to clarify that it is to be constructed as part of this project.
 - G. Put a stub for the pipe out of sewer manhole at station 9+47 for future extension.
 - H. The manhole seems to block the culvert/ditch for drainage. Revise drawings and/or clarify how the manhole at station 15+55 will not be in conflict with the culvert.
 - I. There appears to be drainage problem along the edge of asphalt from the existing end of pavement on the north side of 4500 South Street, to the low point of the knuckle. Provide at least a 0.75% slope for future possible curb and gutter.
 - J. Provide design for power, telephone, natural gas and cable television.
 - K. Submit drawings to Ash Creek Sewer District, WCWCD, Rocky Mountain Power and Hurricane City for review and approval of plans.

Neither the applicant nor a representative was present.

MOTION: Commissioner Balen MOVED to table Review of Final Plat for Grassy Meadows Sky Ranch Phase 6A; Consisting of 3 lots located near Sky Ranch Subdivision near Hurricane. Zoned RA-1 (Residential Agricultural 1 acre minimum lot size requirement); Applicant: Fernwood LLC, Sky Ranch Phase 6 LLC/Reid Pope until the applicant or representative was in attendance. Commissioner Everett SECONDED. Chairman Wilson called for discussion on the motion. There being none, he called for a vote. The motion carried with all three (3) Commissioners voting in favor.

VIII. STAFF DECISIONS. Decisions from the Land Use Authority Staff Meeting held on June 03, 2014.

Mr. Messel reported on the Land Use Authority Staff Meeting held on May 06, 2014 that included a review of a possible subdivision north of Kolob Road in a SFR-1 (Seasonal Forest Residential 1 acre minimum lot size) zone. A conditional use permit for 2 hangers with full bathrooms on parcel GMSR-6-HV in Sky Ranch, which was denied as only one accessory dwelling is allowed on the property. A

conditional use permit request, which will come before the commission at the next meeting for approval, to live in an RV for 6 months on their property while their home is being constructed; The building permit was issued but no progress on the building has been made and the building permit is expired. The other items reviewed were the items that were addressed in this meeting.

Chairman Wilson asked how many lots were requested for the Kolob subdivision. Mr. Messel answered they were looking at five. At the meeting, a representative from the Water Conservancy District informed the applicant that they would not be able to provide water for five homes and the maximum they could approve was four. Mr. Messel noted this is a family owned property and each family member wanted their own cabin. A short discussion regarding the property occurred.

IX. MINUTES. Consider approval of the minutes of the regular planning commission meetings held on May 13, 2014.

The commission reviewed the May 13, 2014 minutes.

MOTION: Commissioner Christopher MOVED to approve the minutes of the May 13, 2014 meeting as written. Commissioner Everett SECONDED. Chairman Wilson called for discussion on the motion. There being none he called for a vote. The motion carried with all three (3) Commissioners voting in favor.

X. COUNTY COMMISSION ACTION REVIEW. Review of action taken by the County Commission on planning items; County initiated.

Mr. Messel stated there is nothing to report.

XI. COMMISSION & STAFF REPORTS. General reporting on various topics; County initiated.

Mr. Messel stated there is nothing to report.

Commissioner Everett moved to adjourn the meeting at 3:40 p.m.

Doreen Bowers-Irons, Planning Secretary

Approved: 08 July 2014